

PROPOSED USO AMENDMENTS TO THE
EFFECTIVE PERIOD OF PRIMARY APPROVALS FOR
MAJOR, MINOR AND RE SUBDIVISIONS

Major

USO Section 3.3-4-g

Effective Period of Primary Approval.

Unless extended, the primary approval of a major subdivision preliminary plat shall be effective for a period of ~~five-ten~~ (510) years at the end of which time secondary approval on the entire subdivision must have been obtained and certified by the Designated Officials of the Commission. Any major subdivision final plat~~s~~ not receiving secondary approval within the period of time set forth herein shall be null and void, ~~and the developer~~ To restart the process the subdivider shall be required to ~~resubmit~~ a new application for major sketch plan review and certificate subject to all the zoning restrictions and subdivision regulations and procedures in effect at the time of resubmission. The 10-year effective period shall be applied retroactively to all major subdivision primary approvals granted from January 1, 2003 forward.

ADD NEW USO Section 3.3-4-h

Primary Approval Extensions.

Prior to the end of the ten (10) year effective period and upon request of the applicant subdivider the Commission or Executive Committee may extend the primary approval of a major subdivision preliminary plat in increments of two (2) years beyond an expiration date without further notice and public hearing. No after-the-fact requests for extension may be made after the primary approval has expired.

USO Section 3.3-6-c

Sectionalizing Plats

Prior to granting secondary approval of a major final subdivision plat, the Commission may permit the plat to be divided into two (2) or more sections and may impose such conditions upon the filing of the sections as it may deem necessary to assure the orderly development of the plat. The Commission may require that the performance bond be in such amount as is commensurate with the section or sections of the plat to be filed and may defer the remaining required performance bond principal amount until the remaining sections of the plat are offered for filing. Such sections must contain at least twenty (20) lots or ten percent (10%) of the total number of lots contained in the approved plat, whichever is less. The approval of all remaining sections not filed with the Staff shall automatically expire after ~~five-ten~~ (510) years of the date of primary subdivision approval of the subdivision plat, unless the expiration date has been extended.

USO Section 4.1-6

Failure to Complete Public Improvements.

For subdivisions for which no performance bond has been posted, if the public improvements are not completed within ~~five-ten~~ (510) years of the date of primary approval, that approval shall be deemed to have expired. In those cases where a performance bond has been posted and required public improvements have not been installed within the terms of such performance bond, the participating jurisdiction may thereupon request the County to declare the bond to be in default and cause all public improvements to be installed according to primary approval and construction plan approval regardless of the extent of the building development at the time the bond is declared to be in default.

Minor

ADD NEW USO Section 3.4-6-a

Effective Period of Primary Approval.

Unless extended, the primary approval of a minor subdivision sketch plan shall be effective for a period of five (5) years at the end of which time secondary approval on the entire subdivision must have been obtained and certified by the Designated Officials of the Commission. Any minor subdivision final plat not receiving secondary approval within the period of time set forth herein shall be null and void. To restart the process, the subdivider shall be required to submit a new application for minor sketch plan review subject to all the zoning restrictions and subdivision regulations and procedures in effect at the time of resubmission.

ADD NEW USO Section 3.4-6-b

Primary Approval Extensions.

Prior to the end of the five (5) year effective period and upon request of the subdivider the Commission or Executive Committee may extend the primary approval of a minor subdivision sketch plan in increments of two (2) years beyond an expiration date without further notice and public hearing. No after-the-fact requests for extension may be made after the primary approval has expired.

RE

USO Section 3.6-8-g

Effective Period of Primary Approval.

Unless extended, the primary approval of a rural estate subdivision preliminary plat shall be effective for a period of ~~five-ten~~ (510) years at the end of which time secondary approval on the entire subdivision must have been obtained and certified by the Designated Officials of the Commission. Any rural estate subdivision final plat not receiving secondary approval within the period of time set forth herein shall be null and void, ~~and the developer~~ To restart the process the subdivider shall be required to ~~re~~submit a new application for rural estate sketch plan review subject to all the zoning restrictions and subdivision regulations and procedures in effect at the time of resubmission. The 10-year effective period shall be applied retroactively to all rural estate primary approvals granted from January 1, 2003 forward.

ADD NEW USO Section 3.6-8-h

Primary Approval Extensions.

Prior to the end of the ten (10) year effective period and upon request of the ~~applicant~~ subdivider the Commission or Executive Committee may ~~only~~ extend the primary approval of a rural estate subdivision preliminary plat ~~one time for a maximum in increments~~ of two (2) years beyond ~~the original~~ an expiration date without further notice and public hearing. No after-the-fact requests for extension may be made after the primary approval has expired.

PROPOSED USO AMENDMENTS:

- ADD PDF (ADOBE) DIGITAL FILE SUBMISSION REQUIREMENT
- REPLACE ALL REFERENCES TO "MYLAR" SUBDIVISION PLATS WITH PDF

Add New Definition:

PDF (Portable Document Format). A universal digital file format, originally developed by Adobe Systems, now a formal open standard known as ISO 32000 maintained by the International Organization for Standardization.

Revise Following USO Sections

Major & Minor Sketch Plan Procedures

- 3.2-1-d** Be accompanied by a minimum of three (3) ~~copies-paper prints and a PDF digital copy~~ of the sketch plan.

Major Subdivision Procedures

- 3.3-4-a-iv** Be accompanied by ten (10) ~~copies-paper prints and a PDF digital copy~~ of the preliminary plat as described in this ordinance.

ADD NEW

- 3.3(4)(a)(vi)** Include a listing signed by the checkpoint agencies indicating that they have received a copy of the preliminary plat or a certification that it has been sent.

- 3.3(6)(a)(iii)** Be accompanied by ten (10) ~~copies-paper prints and a PDF digital copy~~ of the final subdivision plat as described in this ordinance and the digital data submission as required by the Tippecanoe County Code Ordinance No. 2006-04-CM.

- 3.3(7)(c)(i)** The Designated Officials shall sign the certificate granting secondary approval on all paper prints of the final subdivision plat, which shall be part of the tracing cloth or reproducible mylar of the subdivision plat, plus two (2) mylar prints of the subdivision plat. ~~The mylar prints shall be returned to the subdivider and his engineer or surveyor.~~

Minor Subdivision Procedures

- 3.4-7-a-iii** Be accompanied by ten (10) ~~copies-paper prints and a PDF digital copy~~ of the final subdivision plat as described in this ordinance and the digital data submission as required by the Tippecanoe County Code Ordinance No. 2006-04-CM.

- 3.4-8-c-i** The Designated Officials shall sign the certificate granting secondary approval on all paper prints of the final subdivision plat, which shall be part of the tracing cloth or reproducible mylar of the subdivision plat, plus two (2) mylar prints of the

~~subdivision plat. The mylar prints shall be returned to the applicant and his engineer or surveyor.~~

RE Subdivision Procedures

- 3.6-4-c** be accompanied by a minimum of three (3) ~~copies~~ paper prints and a PDF digital copy of the sketch plan;
- 3.6-8-a-iv** be accompanied by three (3) ~~copies~~ paper prints and a PDF digital copy of the preliminary plat as described in this ordinance;
- 3.6-10-a-iii** be accompanied by ten (10) paper prints and ~~three (3) mylar reproducible prints~~ a PDF digital copy of the final subdivision plat as described in this ordinance and the digital data submission as required by the Tippecanoe County Code Ordinance No. 2006-04-CM;
- 3.6-11-c-i** The Designated Officials shall sign the certificate granting secondary approval on ~~each paper print and mylar print~~ all paper prints of the final subdivision plat.
- 3.6-11-c-iii** After recording, one paper print ~~and one mylar print~~ shall be retained in the office of the Commission. At least one paper print ~~and two mylar prints~~ shall be returned to the subdivider and his engineer or surveyor. The Staff of the Commission shall distribute the remaining paper prints to the appropriate agencies.

Specifications for Documents

- 6.4-1** The final subdivision plat shall be presented ~~in ink on tracing cloth or reproducible mylar~~ at an appropriate scale on sheets not larger than twenty-four by thirty-six (24 x 36) inches, and show any changes or additions required by the conditions of primary approval.